



Uppingham Road, Caldecott Market Harborough LE16 8RX

welcome to

Uppingham Road, Caldecott Market Harborough

Nestled in the heart of the picturesque village of Caldecott within easy reach of Corby and Uppingham, this substantial three double-bedroom detached home is offered to the market for the first time in 50 years.



Entrance Hall

Single glazed wooden framed door, stair, radiator, carpet.

Cloakroom

W/C, wash hand basin, Double glazed window with wooden frame.

Lounge

22' 8" x 17' 6" (6.91m x 5.33m)

Double glazed window to rear and side, Stone fireplace, carpet, radiator, T.V point.

Kitchen

14' 6" x 13' 11" (4.42m x 4.24m)

Wall and base units, space for fridge and freezer, freestanding electric oven, one and a half bowl sink drainer, understairs cupboard, boiler cupboard, plumbing for washing machine understairs, double glazed wooden framed window to front.

First Floor Landing

Double glazed window to front and rear aspect, loft access, radiator.

Bedroom One

15' 9" x 13' 11" (4.80m x 4.24m)

Built in wardrobe, double glazed window to rear, carpet, radiator.

Bedroom Two

13' 11" x 10' (4.24m x 3.05m)

Double glazed window to front aspect, carpet, radiator.

Bedroom Three

11' 3" max x 10' 10" max (3.43m max x 3.30m max)

Dual aspect double glazed window to front and rear, carpet, shower cubicle, radiator.

Wet Room

Shower cubicle, low level W/C, wash hand basin, airing cupboard, extractor fan, shaver socket, full height tiling. radiator.

Externally

Rear Garden

mainly laid to lawn, mature shrubs and trees, path, oil tank.

Outbuildings

has power, lighting, loft.



view this property online williamhbrown.co.uk/Property/COR112670



welcome to

Uppingham Road, Caldecott Market Harborough

- Three bedroom detached
- Detached Garage
- Gated driveway
- Large room sizes
- No upper chain

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in the region of
£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/COR112670



Property Ref:
COR112670 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01536 267418



corby@williamhbrown.co.uk



61A Corporation Street, CORBY,
Northamptonshire, NN17 1NQ



williamhbrown.co.uk